

**ORDINANCE NO. 20060622-063**

**AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT  
1007 ½ EAST 16<sup>TH</sup> STREET FROM CERTAIN DEVELOPMENT  
REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO  
ALLOW CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** This ordinance applies to construction of a single-family residence on property located at 1007 ½ East 16<sup>th</sup> Street. The three-story single family residence will have 1,904 square feet of gross floor area.

**PART 2.** Applicant has filed a waiver application requesting that Council waive Part 5(D)(4) of Ordinance No. 20060309-058 which prescribes minimum and maximum front yard setbacks for a lot on a block face on which three or more lots are developed for a use described in subsection (B):

- (a) the lot with a principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
- (b) the minimum front yard setback is equal to the minimum front yard setback of the principal structures on the remaining lot minus ten percent of the distance of that setback; and
- (c) the maximum front yard setback is equal to the minimum front yard setback of the principal structure on the remaining lot plus ten percent of the distance of that setback.

**PART 3.** Council has considered the factors for granting a waiver from development regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

**PART 4.** A waiver is granted from Part 4(D) of Ordinance 20060309-058 to allow the construction of a three story single-family residence located at 1007 ½ East 16<sup>th</sup> Street with a front yard setback of no more than 87 feet.

**PART 5.** This ordinance takes effect on July 3, 2006.

**PASSED AND APPROVED**

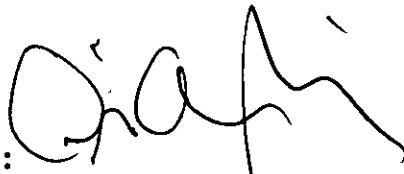
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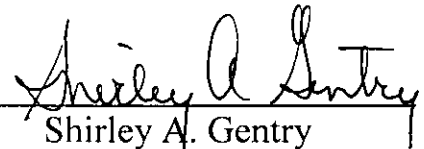
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk